

TRC Meeting Minutes - August 20, 2009
City Hall – Council Chambers 217 S. Main Street

TRC Members Present: Dan Mikkelson, Patrick Ritchie, David Phillips, Preston Mitchell, Janet Gapen, Joe Morris, Teresa Barringer, Jason Wilson, Rodney Harrison, Terry Smith, City Council Representative – Bill Burgin, and Planning Board Representative – Craig Neuhardt

Guests Present: Karen Alexander

I. Meeting called to order by TRC Chair Dan Mikkelson at 9:00 a.m.

II. Welcome Guests and Visitors

III. Approval of Minutes

- Patrick Ritchie made the motion to approve the July 16, 2009 TRC Minutes. Jason Wilson seconded the motion. All were in favor.

IV. Adoption of the Agenda – Adopted by acclamation

V. Land Development Ordinance Review

- **CD-4-08-2009 Sister Act Commercial Building**
830 Faith Road
Tax Map 071, Parcel 195
Zoning RMX

Preston Mitchell introduced the request to amend the S-District to allow all permitted by right and permitted with additional standards uses allowed in the RMX to allow general retail of 3500 square foot or less. The S-District on the parcel currently prohibits the general retail. Staff discussed and had no concerns.

Action Taken: Preston Mitchell made the motion to recommend approval as submitted. Dan Mikkelson seconded the motion. All were in favor.

- **CD-8-02-09-24 City of Salisbury Customer Service Center**
1415 South Martin Luther King Jr Avenue
Tax Map 017, Parcel 071-1

Preston Mitchell introduced the submittal regarding revisions to the previously approved plan. Revisions included additional bike racks, curb & gutter along Harris Street on both sides, location of the mechanical equipment, the wall attached to the teller kiosk is being removed since pneumatic tube will be running underground. Much discussion followed regarding the screening of the cooling tower. Karen Alexander of KKA agreed to provide a revised plan with specific planting requirements shown and identified to have for the Planning Board Meeting. Staff shall submit comments to the applicant.

Action Taken: Preston Mitchell made the motion to recommend approval subject to all comments being satisfied to include the removal of sheets pertaining to engineering drawings. Patrick Ritchie seconded the motion. All were in favor.

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VI. Other Board Business

- Dan Mikkelsen stated that due to the United Way Day of Caring, the September TRC meeting date needed to be rescheduled. Joe Morris made a motion for the meeting to be changed to Wednesday, September 16, 2009. Terry Smith seconded the motion. All were in favor.
- Joe Morris stated the applicant for the Secondary Dwelling on Mitchell Avenue (Marsha Woods) wanted to request the City consider exempting front porch requirements from the secondary dwellings. Preston Mitchell advised against. Staff discussed and felt the code needed to remain as it was.

VII. Adjourn

Dan Mikkelsen adjourned the meeting at 11:48 a.m.